

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
P.C. 3/27/02 Item 3.e.

File Number
SF 01-11-061

Application Type
Single-Family House Permit

Council District
6

Planning Area
Central

Assessor's Parcel Number(s)
261-21-031

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Britta Buys

Location: 1186 Magnolia Avenue

Gross Acreage: 0.16

Net Acreage: 0.16

Net Density: 6.25 DU/AC

Existing Zoning: R-1-8 Residence

Existing Use: Single-Family Residence

Proposed Zoning: No Change

Proposed Use: Single-Family Residence

GENERAL PLAN

Completed by: BB

Land Use/Transportation Diagram Designation
Medium Low Density Residential (8 DU/AC)

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: BB

North: Single Family Residential

R-1-8 Residence

East: Single Family Residential

R-1-8 Residence

South: Single Family Residential

R-1-8 Residence

West: Single Family Residential

R-1-8 Residence

ENVIRONMENTAL STATUS

Completed by: BB

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: BB

Annexation Title: College Park / Burbank Sunol

Date: December 8, 1925

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☐ Approval
☒ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date: _____

Approved by: _____
☒ Action
☐ Recommendation

APPLICANT/OWNER

Aaron and Karen Luna
1186 Magnolia Avenue
San Jose, CA 95126

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: BB

Department of Public Works

None received.

Other Departments and Agencies

None received

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS**BACKGROUND**

The applicant is requesting a Single-Family House Permit to allow a 3,294 square-foot first and second-story addition to an existing single-family residence located in the R-1-8 Residence District. The proposed addition will result in a total square footage of 4,223. The Zoning Code requires a Single-Family House Permit for a new or expanded residence where the residence:

1. Results in a Floor Area Ratio¹ (F.A.R.) of greater than 0.45; or
2. Exceeds two stories or 30 feet; or
3. Is a designated City Landmark, listed on the Historic Resources Inventory, or located in a Historic District or Conservation Area.

A Single-Family House Permit is required for this house addition because the F.A.R. exceeds 0.45, the addition is greater than 30 feet in height, and the property is located in a Conservation Area. The proposed addition will add 1,139 square feet to the first floor and add a second floor of 2,155 square feet, resulting in an F.A.R. of 0.60 on this 7,000 square-foot lot. The existing Bungalow is located in the Hanchett and Hester Park Conservation Area. The Zoning Code specifies that the Council is the decision-making body for Single-Family House Permits where the proposed house or addition is taller than two stories or exceeds 30 feet.

This Single-Family House Permit will also allow the construction of a single-car detached garage. There is currently no covered parking on the subject site. Per Section 20.90.220 of the Zoning Code, a reduction of off-street parking for one-family dwellings may be authorized with a Development Permit, provided that the following criteria are met:

1. A least one covered parking space is provided; and
2. No more than one dwelling occupies the lot; and
3. The location of the required covered parking is set back a minimum of sixty (60) feet from the front property line; and

¹ The Floor Area Ratio (FAR) is the ratio of the total square footage of the house, excluding the garage, to the total square footage of the lot.

4. The required covered parking is accessed by a driveway of a width no less than ten (10) feet and no more than twelve (12) feet; and
5. Any curb cuts accessing the parking shall be in proportion to the driveway width; and
6. No additional paving in the front setback shall be designated or used for parking; and
7. The floor area of the covered parking structure does not exceed three hundred and fifty (350) square feet; and
8. The covered parking structure shall meet all other applicable regulations of Title 20.

The proposed 270 square-foot detached garage will be located more than 115 feet from the front property line, and will be accessed by an existing driveway that averages 12 feet in width. There will be no additional paving in the front setback designated or used for parking.

The site is surrounded by single-family residential uses.

ENVIRONMENTAL REVIEW

The proposed project is exempt from environmental review under Section 15301 of the California Quality Act Guidelines because it consists of alteration of an existing single-family structure.

GENERAL PLAN CONFORMANCE

The proposed single-family residential use is consistent with the San José 2020 General Plan Land Use/Transportation Diagram designation of Medium Low Density Residential (8 DU/AC).

ANALYSIS

This proposal is consistent with the *Single-Family Design Guidelines* adopted by the City Council on December 14, 1999. The *Guidelines* provide direction to ensure that new or enlarged single-family residences are as compatible as possible with their surrounding neighborhood in terms of scale and architectural style and that the design elements are true to the overall style of the house. The proposal is in compliance with the guidelines for the following reasons:

1. *Heights up to 35 feet may be considered for new houses under several circumstances including location in a neighborhood with a predominant block pattern of houses taller than 30 feet.* The existing house is located in a neighborhood that has a significant number of tall, narrow houses. The proposed house will not be inconsistent with the established neighborhood pattern.
2. *New single-family houses or additions should be appropriately compatible with the surrounding neighborhood.* The architectural style of the addition is compatible with the architectural styles found in the surrounding neighborhood. The applicant has worked with both staff and the neighborhood to revise their original submittal to reduce numerous roof lines, eliminate large roof dormers, and to carry the characteristic elements of the bungalow-style throughout the addition, thereby resulting in a house whose architecture is compatible with surrounding homes. Further, the modifications have significantly reduced the perceived mass and scale of the addition from the streetscape.

3. *Architectural style of additions or remodels should be generally consistent with that of the existing dwelling.* The building elements and materials of the addition are consistent with that of the existing dwelling. The addition has been designed to continue the materials and elements from the existing Craftsman-style Bungalow throughout the addition.
4. *Rooflines and slopes, and materials should be appropriate to the style of the house.* The roof slope of the addition is compatible with the existing dwelling's roof slopes, and with those of adjacent homes.

The proposed one-car detached garage meets the requirements of Section 20.90.220, which allows the reduction in required off-street parking spaces from two to one covered space for one-family dwelling units. As there is currently no covered parking on site, the proposed garage improves the existing parking situation. Further, the detached one-car garage follows the predominant parking pattern of the surrounding homes. While the location of the garage has been determined, elevations have not yet been provided. Staff has included a revised plan condition in the permit to review the elevations of the garage prior to release of the house plans to the Building Division.

RECOMMENDATION

The Planning staff recommends that the Planning Commission recommend approval of the requested Single-Family House Permit.

c: Building Division (2)